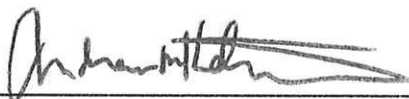


3/19/18

4:26 p.m.

Chapter No. 405  
18/HR31/R1638  
CST/END

## ***HOUSE BILL NO. 766***

Originated in House  Clerk

HOUSE BILL NO. 766

AN ACT AUTHORIZING THE DEPARTMENT OF FINANCE AND ADMINISTRATION TO PURCHASE CERTAIN REAL PROPERTY LOCATED WITHIN THE VICINITY OF THE CAPITOL COMPLEX IN THE CITY OF JACKSON, HINDS COUNTY, MISSISSIPPI, FOR THE USE AND BENEFIT OF THE MISSISSIPPI FAIR COMMISSION; AND FOR RELATED PURPOSES.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

**SECTION 1.** (1) The Mississippi Department of Finance and Administration, acting on behalf of the Mississippi Fair Commission, is authorized to acquire certain real properties and the improvements thereon in the method as determined in the best interest of the State of Mississippi, located in the corporate limits of the City of Jackson, Hinds County, Mississippi, for the use and benefit of the Mississippi Fair Commission, which such properties are more particularly described as follows:

(A) Property known as the "Regency Hotel Tract" located at or near 400 Greymont Avenue, and being more particularly described as follows:

A certain parcel of land being situated in the Southwest 1/4 of Section 2, T5N-R1E, City of Jackson, Hinds

County, Mississippi, and being more particularly described as follows:

**Beginning** at an existing iron pin marking the Point of Intersection of the East right-of-way line of Greymont Avenue with the Northwestern right-of-way line of Interstate 55 and run thence North 08 degrees 38 minutes 36 seconds East along said East right-of-way line of Greymont Avenue for a distance of 827.10 feet to an existing iron pin; leaving said East right-of-way line of Greymont Avenue, run thence South 80 degrees 59 minutes 28 seconds East for a distance of 184.92 feet to a cotton picker spindle; run thence North 09 degrees 02 minutes 23 seconds East for a distance of 24.89 feet to an iron pin; run thence South 81 degrees 03 minutes 54 seconds East for a distance of 108.24 feet to an iron pin; run thence North 08 degrees 15 minutes 26 seconds East for a distance of 9.90 feet to an iron pin; run thence South 80 degrees 59 minutes 49 seconds East for a distance of 12.50 feet to an iron pin; run thence North 08 degrees 24 minutes 30 seconds East for a distance of 22.03 feet to an iron pin; run thence South 08 degrees 10 minutes 16 seconds West for a distance of 7.98 feet to an iron pin; run thence South 82 degrees 02 minutes 40 seconds East for a distance of 173.04 feet to an iron pin on the West right-of-way line of said Interstate 55;

run thence along said West right-of-way line of Interstate 55 the following bearings and distances: South 04 degrees 06 minutes 11 seconds West for a distance of 163.13 feet to an iron pin; run thence South 40 degrees 01 minutes 11 seconds West for a distance of 127.53 feet to an "X" on the curb; South 43 degrees 06 minutes 52 seconds West for a distance of 442.80 feet to an "X" on the curb and being the Point of Curvature of a 4.2708 degree curve bearing to the left having a central angle of 12 degrees 51 minutes 34 seconds and a radius of 1,341.60 feet; run thence southwesterly along the arc of said curve an arc length of 301.11 feet to POINT OF BEGINNING; said curve having a chord bearing of South 49 degrees 32 minutes 45 seconds West and a chord distance of 300.48 feet; said parcel of land contains 6.15 acres, more or less.

(B) Property known as the "Patel Tract" located on Greymont Avenue, and being more particularly described as follows:

A certain parcel of land being situated in the Southwest 1/4 of Section 2, T5N-R1E, City of Jackson, Hinds County, Mississippi, and being more particularly described as follows:

**Beginning** at an existing pin marking the Point of Intersection of the East right-of-way of Greymont Avenue

with the northwestern right-of-way line of Interstate 55 and run thence North 08 degrees 38 minutes 36 seconds East along said East right-of-way line of Greymont Avenue for a distance of 827.10 feet to a set iron pin marking the POINT OF BEGINNING of the parcel of land herein described; from said POINT OF BEGINNING, run thence North 08 degrees 38 minutes 40 seconds East along said East right-of-way line of Greymont Avenue for a distance of 251.10 feet to a set iron pin; leaving said East right-of-way line of Greymont Avenue, run thence South 80 degrees 56 minutes, 20 seconds East for a distance of 498.15 feet to an existing iron pin on the West right-of-way line of the aforesaid Interstate 55; run thence South 19 degrees 53 minutes 30 seconds West along West right-of-way line of Interstate 55 for a distance of 51.54 feet to a fence corner; run thence South 04 degrees 06 minutes 10 seconds West along said West right-of-way line of Interstate 55 for a distance of 160.84 feet to a set iron pin; leaving said West right-of-way line of Interstate 55, run thence North 81 degrees 02 minutes 40 seconds West for a distance of 173.04 feet to a painted dot; run thence North 08 degrees 10 minutes 16 seconds East for a distance of 7.98 feet to a point; run thence North 80 degrees 59 minutes 55 seconds West for a distance of 22.03 feet to

a set cotton picker spindle; run thence South 08 degrees 24 minutes 30 seconds West for a distance of 12.66 feet to a set iron pin; run thence North 80 degrees 59 minutes 49 seconds West for a distance of 12.50 feet to a set iron pin; run thence South 08 degrees 15 minutes 26 seconds West for a distance of 9.90 feet to a set iron pin; run thence North 81 degrees 03 minutes 54 seconds West for a distance of 108.24 feet to a point; run thence South 09 degrees 02 minutes 23 seconds West for a distance of 24.89 feet to a point; run thence North 80 degrees 59 minutes 28 seconds West for a distance of 184.92 feet to the POINT OF BEGINNING, containing 2.53 acres, more or less.

(C) Property known as the "Dennerly's Restaurant" located at or near 330 Greymont Avenue, and being more particularly described as follows:

A certain parcel of land being a part of Blocks E and F, Fairgrounds Addition, Jackson, Mississippi, Plat Book 1, page 71 as recorded in the Hinds County Chancery Clerk's Office at Jackson, Mississippi, being more particularly described as follows:

Beginning at the S.E. Corner of the intersection of Greymont Avenue and Mississippi Street; run thence North 08 degrees 44 minutes 40 seconds East 30 feet to the P.O.B.; run thence North 8 degrees 44 minutes 40 seconds

East along the Eastern line of Greymont 295.0 feet to a point; run thence South 81 degrees 15 minutes 20 seconds East, 486.99 feet to a point; run thence South 8 degrees 44 minutes 40 seconds West 7.69 feet; run thence South 80 degrees 56 minutes 20 seconds East, 5.0 feet to a point; run thence South 8 degrees 44 minutes 40 seconds West 150.0 feet to a point; run thence South 80 degrees 56 minutes 20 seconds East 33.66 feet to a point on the western line of Interstate 55 North; run thence South 19 degrees 53 minutes 30 seconds West along said western line of Interstate 55 North 142.49 feet to a point; run thence North 80 degrees 56 minutes 20 seconds West along the Center line of Mississippi Street 498.10' to the point of beginning and containing 3.41 acres, more or less, together with an easement from the City of Jackson adjacent to the northeast corner of the above-described property, consisting of .09 acres, more or less, all being located in the First Judicial District of Hinds County, Mississippi.

(2) The real properties and improvements described in subsection (1) of this section shall not be purchased for an amount greater than the current fair market value as determined by the average of two (2) appraisals by qualified appraisers, one (1) of whom shall be selected by the Department of Finance and Administration, and both of whom shall be certified and licensed

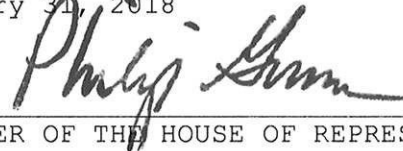
by the Mississippi Real Estate Appraiser Licensing and Certification Board.

(3) The Department of Finance and Administration may correct any discrepancies in the legal descriptions of the properties provided in this section.

(4) In acquiring ownership of the properties described in subsection (1) of this section, the state shall acquire all interest in the mineral rights in the properties, which shall be retained by the state in any subsequent agreement to sell or lease the properties once acquired under the provisions of this act.

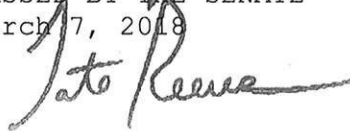
**SECTION 2.** This act shall take effect and be in force from and after its passage.

PASSED BY THE HOUSE OF REPRESENTATIVES  
January 31, 2018



SPEAKER OF THE HOUSE OF REPRESENTATIVES

PASSED BY THE SENATE  
March 7, 2018



PRESIDENT OF THE SENATE

APPROVED BY THE GOVERNOR



GOVERNOR

3/19/18  
4:26pm